
S-4315
KYLEE KOVE MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
July 12, 2012

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and property owners John and Connie Basham, represented by attorney Daniel Teder and Patrick Williams of TBird Design Services, are seeking primary approval for a one lot replat of parts of two lots on 0.62 acres, located between S. Chauncey Avenue and S. Salisbury Street, just north of Williams Street, in West Lafayette, Wabash 19 (SE) 23-4.

AREA ZONING PATTERNS:

The site in question was rezoned by West Lafayette Common Council from R3W to R4W just weeks ago at its July meeting. Surrounding properties are all zoned R3W. Three variances have also been filed for this same property for a proposed multi-family building to be heard at the July ABZA meeting.

AREA LAND USE PATTERNS:

The site in question has recently been cleared of all its trees and has an old house and a small apartment building. Petitioners plan to raze both structures and build an 18 unit building. Other lots in the neighborhood also have multi-family student housing.

TRAFFIC AND TRANSPORTATION:

This replat will result in a single, through lot with frontages on both Chauncey Avenue, a primary arterial and Salisbury Street, an urban local road. The required half-width rights-of-way have been shown on the sketch plan. Driveway placement will have to be approved by the City Engineer's Office; West Lafayette is not requiring a "no vehicular access" statement along either frontage.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sewer and water utilities already serve the site. No public improvements are necessary. Drainage will be reviewed at the time of building permit issuance.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct except for the 30' front setback shown along Chauncey. The required setback is 60' although the R4W zone does allow the use of averaging. Petitioners have filed a front setback variance request of 22'. If this variance request is approved, the final plat should indicate this. If it is denied, either a 60' setback should be shown or if averaging can be used for this blockface, the average setback per UZO 4-4-1 should be platted.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.